



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : mario@marioconte.com

**Montréal (Rosemont/La Petite-Patrie)-4377-4381, Rue  
Bélanger**

**\$1,250,000**



**4377-4381, Rue Bélanger, Montréal (Rosemont/La Petite-  
Patrie), H1T1B1**

ULS : 16131449

[VISITE DE LA PROPRIÉTÉ](#)

Meticulously renovated triplex in the desirable Nouveau-Rosemont neighbourhood. Two bright 3-bedroom, 1-bathroom units, plus a split-level unit with 3 bedrooms and 1 bathroom on the main floor and 2 bedrooms and 2 bathrooms in the basement. Modern kitchens, quality finishes, and a roof replaced in 2020. Unit 4377 can be converted into commercial space. Ideally located near Pie IX (Blue line metro station) and all amenities. Potential to create 4 apartments (subject to city approval that promising buyer must verify).

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$256,900.00
Évaluation du bâtiment	\$743,100.00
Évaluation municipale	\$1,000,000.00

#### Taxes

Municipale	\$6,505.00
École	\$816.00
Total	\$7,321.00

### ADDENDA

Discover this stunning, fully renovated triplex located in the highly sought-after Nouveau-Rosemont area, a family-friendly neighbourhood offering an exceptional quality of life. The building boasts high ceilings, spacious rooms, and bright, airy units, all redesigned for comfort, modernity, and functionality.

The property includes two 3-bedroom, 1-bathroom units, as well as a split-level unit with 3 bedrooms and 1 bathroom on the main floor, complemented by 2 bedrooms and 2 bathrooms in the basement. Contemporary kitchens, recessed lighting, renovated bathrooms, and updated flooring attest to the quality of the work. The roof was replaced in 2020, ensuring peace of mind for years to come.

Unit 4377, formerly used for commercial purposes, offers the potential for conversion to suit the buyer's needs, a rare advantage for those looking to combine residential and professional space.

Close to parks, schools, grocery stores, cafes, restaurants, and just minutes from the Fabre metro station, this building boasts an ideal location to attract a steady clientele or to establish one's own business.

For investors, an interesting opportunity awaits: the layout of the ground floor and basement could be converted into four residential units, subject to verification with the City.

A turnkey property, versatile and perfectly located in one of Montreal's most sought-after areas. An opportunity not to be missed!

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1964
Number of Rooms	7
Nombre d'étages	3
Revêtement	Brick

## Caractéristiques du terrain et extérieur

Dimensions du terrain	7.62 ft x 90.65 ft
Superficie du terrain	2,305 SF

Proximité Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport , University

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
<b>Caractéristiques</b>				
Système de chauffage		Electric baseboard units		
Énergie de chauffage		Electricity		
Équipements / services		Ventilation system		
Approvisionnement en eau		Municipality		
Système d'égout		Municipal sewer		
Zonage		Residential		
Sous-sol		6 feet and over , Separate entrance , Finished basement		

## INCLUSIONS & EXCLUSIONS

Inclusions	2 Stoves, 3 Refrigerators, 3 washer and 3 dryers, 4 hot water tanks, 2 air exchangers
Exclusions	1 Stove (4381)

